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| COA # 2014-COA-292 (HMP) | INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT | Hearing Date AUGUST 6, 2014 |
| 2008 N. ALABAMA STREET HERRON-MORTON PLACE | | NEW CASE |
| Applicant BRANDON POWELL mailing address: 1542 E. 49 th Street Indianapolis, IN 46205 <hr/> Owner: ELISA M. POWELL 1542 E. 49 th Street Indianapolis, IN 46205 | | Center Twp. Council District 9 Joseph Simpson |
| EXPEDITED CASE | | |
| IHPC COA: 2014-COA-292 (HMP) Construct a 2-story, single-family house | | |
| STAFF RECOMMENDATION: Approval | | |

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| STAFF COMMENTS |
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Background of the Property

Sanborn maps indicate a dwelling on this lot as well as several associated structures when this area was occupied by the fairgrounds. It appears to have fronted north, towards the directly adjacent half mile race course. By 1898, the current lot configurations and streets appear, and a 2 ½ story house appears in this location. Aerial photography shows that the house was demolished between 1972 and 1979. Subsequently one large lot was created out of the two corner lots. This lot has recently been split into two again to allow for sale and construction of a new house.

Site Plan

The house has a front setback that is positioned between the historic structure to the north, and the newer building to the south. The house to the south has an unusually deep setback. The setback for this proposed house will create a bridge between the two and make a progression from the corner to the predominant setback. The house has a 6 ft. setback from the north property line, and a 4 ft. setback from the south property line. There is no garage proposed. Parking will be provided with a rear parking pad.

Design & Materials of the House and Garage

The home is a traditionally styled front gable plan, designed by Trade Design Studio. There is a main gable with board and batten siding. A decorative truss is in each gable end. The front bay projects from the main body of the house and has a shed roof front porch with columns set on wood piers, and a wood railing. The rear façade has a covered entry door with brackets that leads out to a small deck. The windows are paired, and one set of triple windows is also used. The north elevation has a small roof dormer towards the front of the house. Otherwise, it has limited fenestration and lap siding. The south façade is similar to the north, but does not have a dormer.

Context

Houses in this section of N. Alabama St. tend to be large Queen Anne style buildings. However, there are numerous vacant lots, and several new houses in the direct vicinity, including to the south, directly across the street, and on an adjacent corner. Most of the houses are frame gable front forms.

Herron-Morton Place Area Plan

The New Construction Guidelines provide direction for reviewing this project:

Basic Principle: *“New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Herron-Morton Place can be interpreted properly.”*

Style and Design: *“Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.”*

“Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character defining elements such as chimneys, dormers, gables, overhanging eaves, and porches”

“Avoid the adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.”

Fenestration: *“Creative expression with fenestration is not precluded, provided the result does not conflict with or draw attention from surrounding historic buildings.”*

Materials: *“The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area. This can often be accomplished with some flexibility since building materials, if used within basic guidelines, have less impact on visual compatibility than larger scale visual elements.”*

Staff believes that the massing of this house blends well with the streetscape along N. Alabama St., melding well between the new and old found in the nearby vicinity.

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| STAFF RECOMMENDED MOTION |
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2014-COA-292 (HMP):

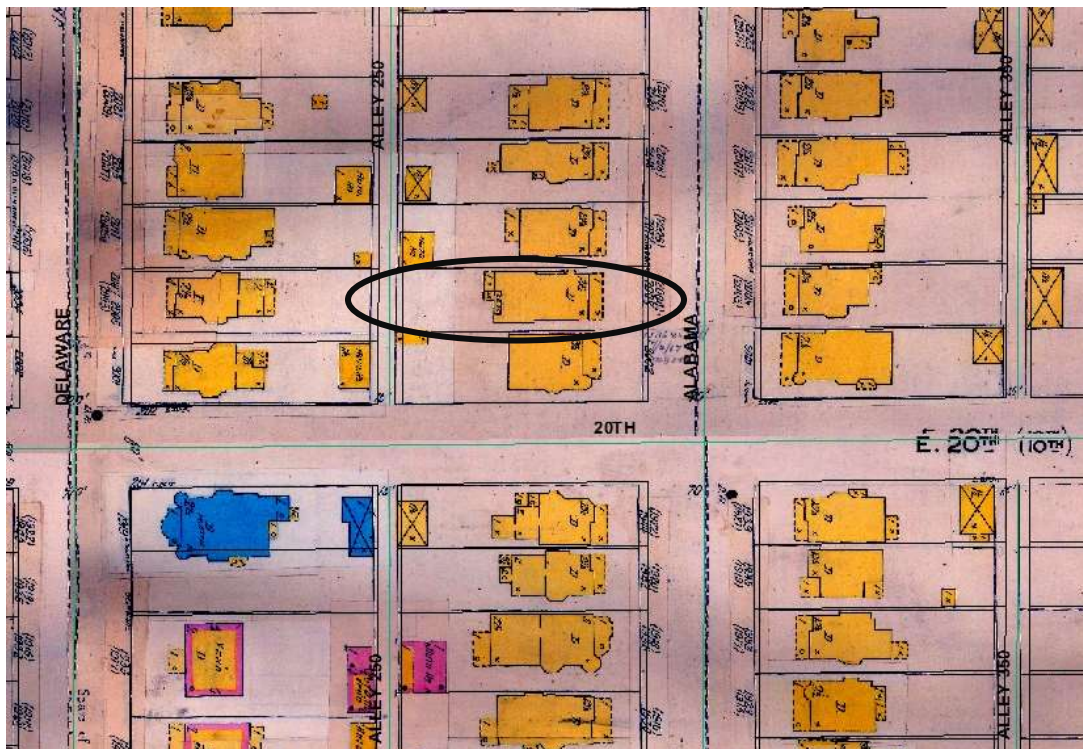
To approve a Certificate of Appropriateness for construction of a 2-story, single-family home per the submitted documentation and subject to the following stipulations:

- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings.**
Approved _____ Date _____
- 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction.** *Approved _____ Date _____*
- 3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction.**
Approved _____ Date _____
- 4. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
- 5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.**
- 6. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.**
- 7. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
- 8. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
- 9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

Note: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.



Map of subject property – large lot has been divided



1898 Sanborn map



Aerial photo look west

Surrounding Context



Proposed project site, looking west



Context north of project site along Alabama



Recent construction context across the street

